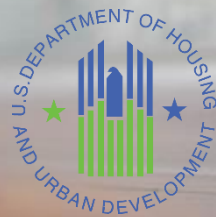




Video Series on the Lead Safe Housing Rule Amendment



Learning Objectives

- Understand the scope, requirements, and key definitions of Lead Safe Housing Rule (LSHR) amendment.
- Be prepared to respond effectively and quickly to elevated blood lead level (EBLL) cases.
- Know where to go for additional resources and help.



Topics Covered

- Introduction to Lead Hazards in Housing
- EBLR Response in Public Housing
- EBLR Response in Housing Choice Voucher Units
- EBLR Response in Project-Based Voucher Units



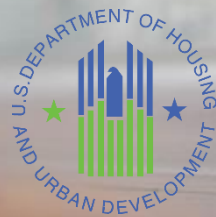
Key Acronyms

- LSHR: Lead Safe Housing Rule
- PHA: Public Housing Agency
- HCV: Housing Choice Voucher program
- PBV: Project-Based Voucher program
- EBLL: Elevated Blood Lead Level
- EI: Environmental Investigation





Overview of Lead Hazards in Housing



Health Effects of Lead

- Lead is a highly toxic metal that can cause a range of health problems, especially in young children: behavioral problems, learning disabilities, seizures, and even death.
- Children who are lead poisoned may show no symptoms.
- There is no known safe level of lead exposure.



Household Sources of Lead

- Lead can be found in
 - Paint in homes built before 1978;
 - Water pumped through lead pipes; and
 - Certain imported items including clay pots, toys, jewelry, and home remedies.



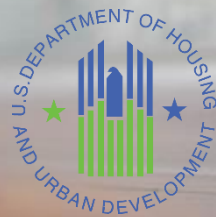
Children and Lead Poisoning

- How can children become lead poisoned?
 - Putting their hands or other lead-contaminated objects into their mouths.
 - Playing in lead-contaminated soil.
 - Eating paint chips found in homes with peeling or flaking lead-based paint.
 - Pediatricians can check for lead poisoning with a simple blood test.





Lead Safe Housing Rule (LSHR) and LSHR Amendment



The Lead Safe Housing Rule (LSHR)

- Title 24 Code of Federal Regulations (CFR) Part 35, subparts B – R:
 - Subpart L – Public Housing Programs
 - Subpart M – Tenant-Based Rental Assistance
 - Subpart H – Project-Based Rental Assistance (includes PBV)
- Implemented in conjunction with other applicable Federal, State, and local regulations



The LSHR (cont.)

- Your PHA is responsible for ensuring that federally-assisted, pre-1978 units are free of hazards from lead-based paint. This includes
 - Responding swiftly and effectively to reports of EBLs among children in federally-assisted target units;
 - Providing tenants with lead disclosure form and “Protect Your Family from Lead in Your Home” pamphlet; and
 - Inspecting units annually.



Which Units Are Covered?

- All federally-assisted and federally-owned housing constructed prior to 1978, with certain exceptions.



Which Units Are Exempt?

- Units constructed after January 1, 1978.
- Zero-bedroom units and SROs.
- Housing for the elderly or a residential property designated exclusively for persons with disabilities.
 - Exemption does not apply if a child less than age six resides or is expected to reside in the dwelling unit.



Exemptions (cont.)

- Properties found to be lead-free by a LBP inspection.
- Properties where all LBP has been identified, removed, and clearance achieved.
- Unoccupied properties to be demolished which remain unoccupied until demolition.



The LSHR: Key Terms

- **Target housing:** Housing constructed prior to 1978 and subject to the LSHR.
- **Assisted units:** Target housing assisted under Sections 8 and 9 of the United States Housing Act of 1937.



The LSHR: Key Terms

- **Index unit:** Unit where a child with an elevated blood lead level resides.
- **(Other) covered units:** Federally-assisted units where a child under age six lives or is expected to live.



The LSHR: Key Terms

- **Designated party:** The entity that is responsible for complying with applicable LSHR requirements.
- In **public housing**, the designated party is the PHA.
- In **HCV**, the PHA is the designated party for some requirements, and the property owner is the designated party for other requirements.
- For **PBV** units, the designated party for EBLR response is the property owner.





Introduction to EBLs and EBL Response



EBLL Threshold

- **Prior definition:** Prior LSHR required action based on an Environmental Intervention Blood Lead Level (EIBLL, or “eye-bull”).
 - ≥ 20 $\mu\text{g}/\text{dL}$ of blood in one draw
- **New definition:** An EBLL occurs when a child under age six is found to have five $\mu\text{g}/\text{dL}$.
 - EBLL value now aligned with CDC guidelines.
 - Eliminates reference to EIBLL (replaced with EBLL).



Key Resources

- **The Lead Safe Housing Rule**
(82 Federal Register 4151, January 13, 2017)
- **Notice PIH 2017-13**
(https://www.hud.gov/program_offices/public_indian_housing/publications/notices)
- **Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing**
(https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines)



Key Resources: HUD Fact Sheets

- Fact sheets for PHA staff and owners on EBLL response steps
- Posted on HUD's PIH Web Page:
https://www.hud.gov/program_offices/public_indian_housing/leadbasedpaint

The fact sheet is titled "Responding to EBLLs in Children under Age Six: Guidance for PHA Housing Choice Voucher (HCV) Staff". It features a header with a photo of two young girls and a HUD logo. Below the header is a navigation bar with three icons: a yellow arrow pointing down labeled "Start Here!", a green checkmark labeled "Indicates a required step for the PHA", and a blue circle with a white checkmark labeled "Indicates an owner responsibility where the PHA may wish to directly assist the owner".

The main content is organized into sections with green headers:

- EBLL case reported for a child under age six in your property... What now?**
 - Verify!** Immediately verify the EBLL with a health care provider or your local public health department, if the original report did not come from one of those sources. Keep records of your attempts to verify the EBLL.
 - What if no initial medical verification is received?** The PHA must attempt to verify the EBLL at least twice with the health care provider or health department.
 - How will I hear about an EBLL?** PHAs can be made aware of EBLLs by health care providers, the family, local health department, or through your quarterly process of clearing and matching addresses with the health department.
- Monitor compliance!** HCV owners are responsible for complying with notification and response steps for a child with an EBLL, but PHAs must monitor owner compliance with the Lead Safe Housing Rule (LSHR) in accordance with the HAP contract. Be sure to monitor and document your owners' actions from initial verification to ongoing maintenance, and look for opportunities to assist owners to help ensure compliance.
- EBLL case verified... What now?**
 - Notify!** Owner is required to notify your local HUD Field Office, LeadRegulations@hud.gov, and local health department within five business days of receiving verified report.
 - Investigate!** Ensure that a certified Lead-based Paint Risk Assessor performs an environmental investigation (EI) in the child's home and common areas within 15 calendar days of receiving verified report.
 - What to include in email to HUD?** See [HUD's PIH 2017-01](#) for specific information to include, but do not include the child's name or test results.
 - Where do I find a certified assessor?** Contact your state lead testing agency or visit www.ehp.gov/lead.
 - Can my health department do the EI?** See [HUD's PIH 2017-01](#) for further information.

A section at the bottom titled "What does it mean to 'collaborate with' or 'directly assist' owners on certain steps?" explains that certain steps are the responsibility of the owner, but PHAs may assist. Examples include providing names of qualified and certified lead hazard control contractors, providing for the clearance examination, ensuring notification to other residents in a multi-unit property, and providing owners your local HUD Field Office's contact information.

At the bottom of the page, it says "Responding to EBLLs in Children under Age Six: Guidance for PHA Housing Choice Voucher (HCV) Staff" and "Page 1 of 4 • RE 2017-F-02".

Program-specific Video Segments

- For each step, we will cover:
 - **Who** is responsible? (the designated party)
 - **What** task(s) are they responsible for?
 - **When** must the task(s) be completed?
 - **How** must the task(s) be completed?
 - **Where** must it completed? (Concerning what unit(s)?)



**Please continue to learn about EBLL
response through our separate video
segments on public housing, HCV, and
PBV.**

Thank you for joining us.

